

A. Settlement Statement

Document

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U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number 20-1554	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				TitleExpress Settlement System Printed 02/16/2021 at 18:27 LZ
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "p.o.o." were paid outside the closing, they are shown here for information purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.					
D. NAME OF BORROWER: Veniece Dunn					
ADDRESS:					
E. NAME OF SELLER: Aquilla L. Brewer now known as Aquilla L. Mizelle					
ADDRESS: 3439 North 16th Street, Philadelphia, PA 19140					
F. NAME OF LENDER:					
ADDRESS:					
G. PROPERTY ADDRESS: 3439 North 16th Street, Philadelphia, PA 19140					
H. SETTLEMENT AGENT: Acro Settlement Company					
PLACE OF SETTLEMENT: 2930 Jasper Street, Suite 101, Philadelphia, PA 19134					
I. SETTLEMENT DATE:					
J. SUMMARY OF BORROWER'S TRANSACTION:			K. SUMMARY OF SELLER'S TRANSACTION:		
100. GROSS AMOUNT DUE FROM BORROWER			400. GROSS AMOUNT DUE TO SELLER		
101. Contract sales price	85,000.00		401. Contract sales price		85,000.00
102. Personal Property			402. Personal Property		
103. Settlement charges to borrower (line 1400)	6,694.72		403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes			406. City/town taxes		
107. County taxes			407. County taxes		
108. Assessments			408. Assessments		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER	91,694.72		420. GROSS AMOUNT DUE TO SELLER		85,000.00
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER			500. REDUCTIONS IN AMOUNT DUE TO SELLER		
201. Deposit or earnest money			501. Excess Deposit (see instructions)		
202. Principal amount of new loans			502. Settlement charges to seller (line 1400)		17,690.99
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of First Mortgage Loan		67,309.01
			Shellpoint Mortgage		
205.			505.		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes			510. City/town taxes		
211. County taxes			511. County taxes		
212. Assessments			512. Assessments		
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
220. TOTAL PAID BY/FOR BORROWER			520. TOTAL REDUCTION AMOUNT DUE SELLER		85,000.00
300. CASH AT SETTLEMENT FROM OR TO BORROWER			600. CASH AT SETTLEMENT TO OR FROM SELLER		
301. Gross amount due from borrower (line 120)	91,694.72		601. Gross amount due to seller (line 420)		85,000.00
302. Less amounts paid by/for borrower (line 220)			602. Less reduction amount due seller (line 520)		85,000.00
303. CASH FROM BORROWER	91,694.72		603. CASH TO SELLER		0.00

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No. _____) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____ SELLER(S) SIGNATURE(S): _____

SELLER(S) NEW MAILING ADDRESS: _____

SELLER(S) PHONE NUMBER(S): _____ (H) _____ (W) _____

SETTLEMENT STATEMENT

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$85,000.00 @ 4.000 = 3,400.00			
Division of commission (line 700) as follows:			
701. \$	to		
702. \$	3,400.00 to HomeSmart Realty Advisors		3,400.00
703. Commission paid at Settlement			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	%		
802. Loan Discount	%		
803. Appraisal Fee			
804. Credit Report			
805. Lender's Inspection Fee			
806. Mortgage Application Fee			
807. Assumption Fee			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day		
902. Mortgage Insurance Premium for	to		
903. Hazard Insurance Premium for	to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance	mo. @ \$ /mo		
1002. Mortgage Insurance	mo. @ \$ /mo		
1003. City Property Tax	mo. @ \$ /mo		
1004. County Property Tax	mo. @ \$ /mo		
1005. Annual Assessments	mo. @ \$ /mo		
1009. Aggregate Analysis Adjustment		0.00	0.00
1100. TITLE CHARGES			
1101. Settlement or closing fee			
1102. Abstract or title search			
1103. Title examination			60.00
1104. Tax Cert Reimbursement	to Acro Settlement Company	300.00	
1105. Document Preparation	to Acro Settlement Company	50.00	50.00
1106. Notary Fees	to Acro Settlement Company		
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to WFG National Title Insurance Company	1,024.05	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	85,000.00 - 1,024.05		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 256.75 ; Mortgage \$; Release \$		256.75	
1202. City/County tax/stamps	Deed \$ 6,273.93 ; Mortgage \$	3,136.97	3,136.96
1203. State Tax/stamps	Deed \$ 1,913.95 ; Mortgage \$	956.98	956.97
1204.	Deed \$; Mortgage \$		
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Agency Receivables	to City of Philadelphia	969.97	
1302. Water	to Water Revenue Bureau		5,929.82
1303. 2012-2019 RE Taxes	to City of Philadelphia		3,569.24
1304. Bankruptcy Attorney Fees	to Law Offices of Mitchell Lee Chambers, Jr.		400.00
1305. Bankruptcy Motion Filing	to Law Offices of Mitchell Lee Chambers, Jr.		188.00
1400. TOTAL SETTLEMENT CHARGES	(enter on lines 103, Section J and 502, Section K)	6,694.72	17,690.99

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Venise Dunn

Aquila L. Brewer now known as Aquila L. Mizelle

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18, U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: _____ DATE: _____